

MONTE VISTA PLAZA  
2310 W MONTE VISTA AVE

FOR LEASE  
\$1.55 SF NNN  
±3,164 Square Feet Available



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±3,164 Square Feet Available

With a population just over 70,000, Turlock is the second largest city in Stanislaus County (second to Modesto). Turlock lies along Highway 99 in the heart of the Central Valley and is generally known as a strong agricultural community. Home of California State University, Stanislaus, Turlock provides an unusual opportunity to combine a quality learning environment with relaxed rural living.

|                |                        |
|----------------|------------------------|
| AVAILABILITES: | ±3,164 SF              |
| PRICE PER SF:  | \$1.55 per SF/MO NNN   |
| ZONING:        | C-H (HEAVY COMMERCIAL) |



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# PROPERTY OVERVIEW

**Address:** 2310 W MONTE VISTA AVE

## Overview:

- Well-maintained, high-visibility Strip Center located on high traffic Monte Vista Avenue
- Ample on-site parking available
- 5 private offices
- Large conference room with media hookups
- Large bullpen area with sink
- Two interior restrooms
- Break Room

**FOR LEASE- \$1.55 SF NNN**

## PROPERTY PROFILE

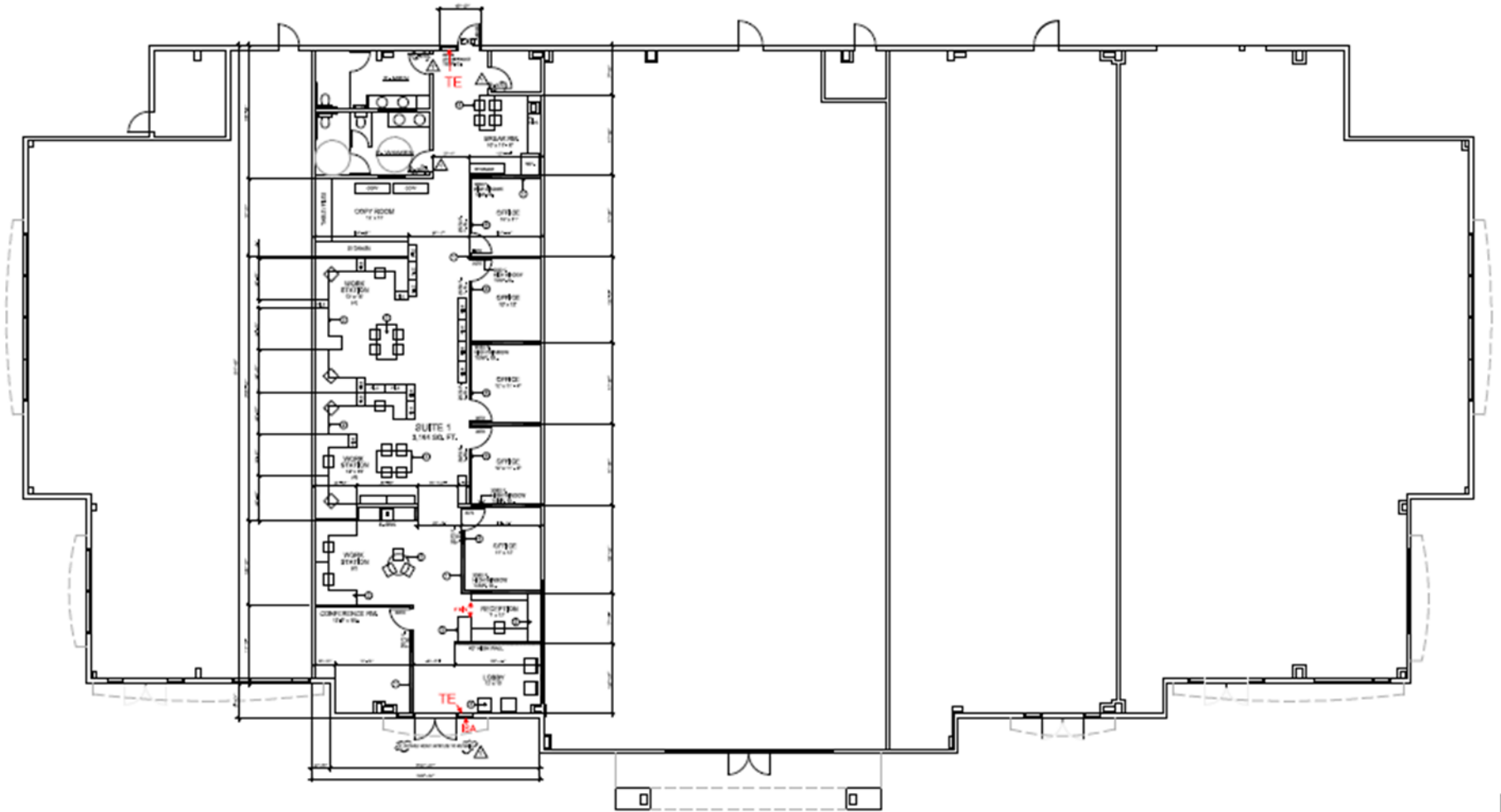
|                       |                                       |
|-----------------------|---------------------------------------|
| <b>Address:</b>       | 2310 W MONTE VISTA AVE<br>TURLOCK, CA |
| <b>Square Footage</b> | ± 3,164 SF                            |
| <b>Zoning</b>         | C-H (Heavy Commercial)                |







**FOR LEASE**  
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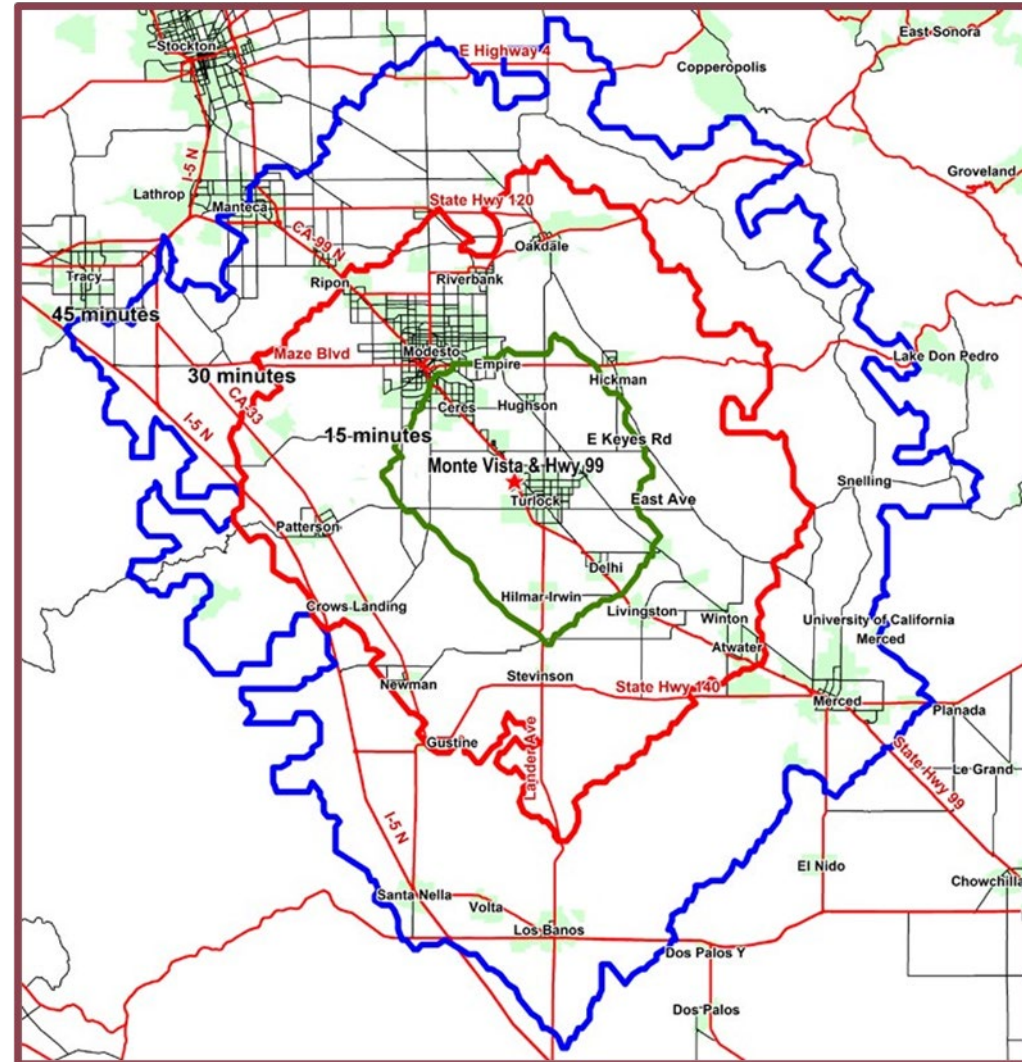


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## 2310 W MONTE VISTA AVE

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| 2024 Demographics     | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| Total Population      | 23,492   | 78,930   | 89,183   |
| Total Households      | 7,774    | 26,073   | 29,431   |
| Avg. Household Income | \$53,140 | \$75,484 | \$76,573 |



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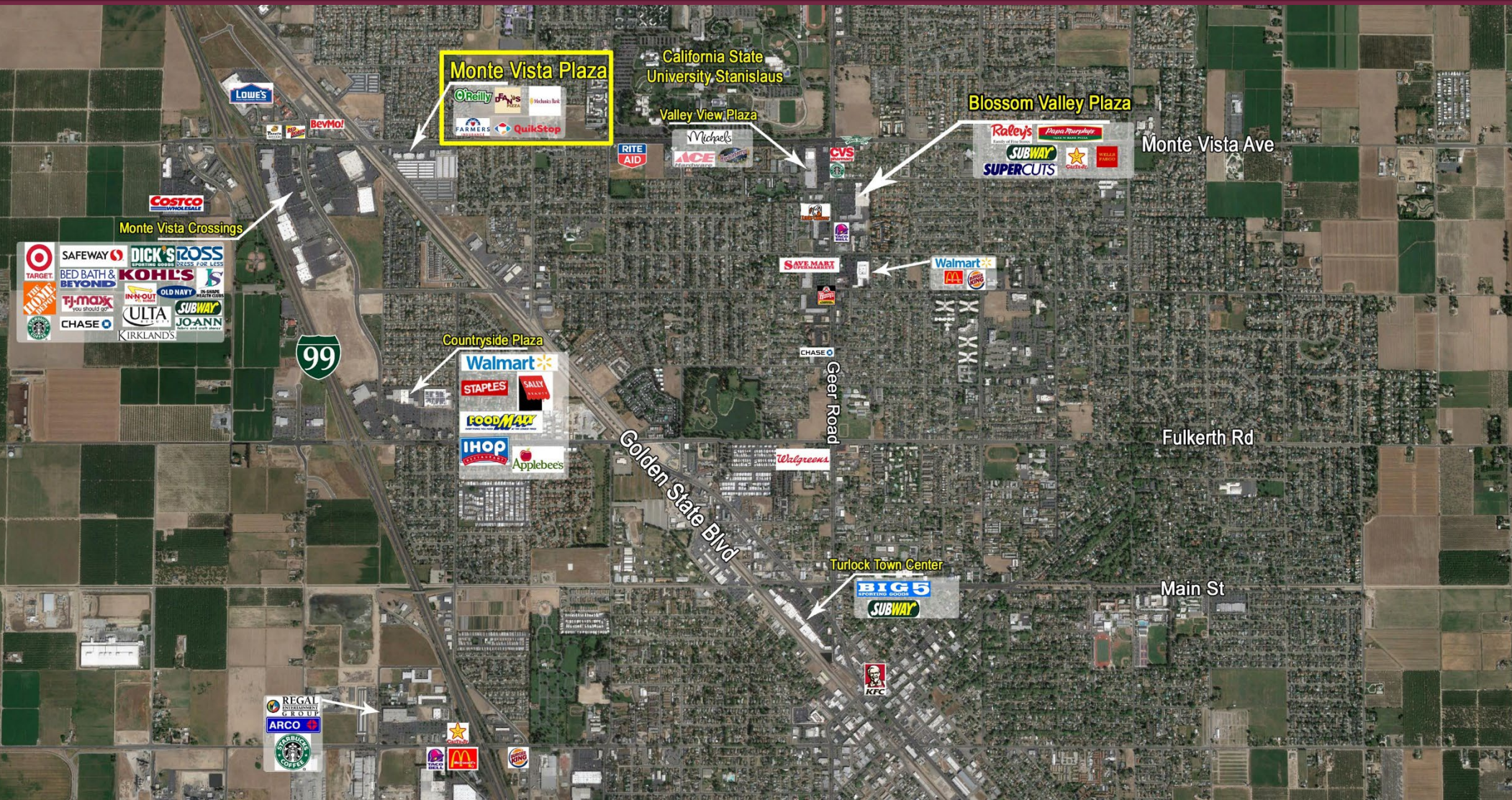
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